

PLANNING BOARD
TOWN OF WILBRAHAM
240 Springfield Street
Wilbraham, Massachusetts 01095

Edward Stevenson, Chairman
Frederic Fuller
Richard Butler
Patricia Ross
Christopher Leisey
Adam Basch, Associate



John Pearsall, Planning Director
Karen Benoit, Admin. Assistant

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MINUTES OF THE WILBRAHAM PLANNING BOARD
WEDNESDAY, MARCH 7, 2007

In attendance: Edward Stevenson, Chairman
Frederic Fuller
Patricia Ross (Arrived at 7:10 PM)
Richard Butler
Christopher Leisey

Staff: John Pearsall, Planning Director
Lance Trevallion, Building Inspector
Karen Benoit, Administrative Assistant

The meeting was called to order at 7:05 PM by Chairman Stevenson.

1. Approval of Minutes

Chairman Stevenson called for a motion to approve the minutes of the February 21, 2007 meeting as submitted.

MOTION (BUTLER, LEISEY): To approve the minutes from the February 21, 2007 meeting as submitted. Approved (4-0).

2. Building Inspector's Report

Building Inspector Lance Trevallion informed the Planning Board that Orchard Valley at Wilbraham, an adult care facility located at 2387 Boston Road, will be applying to the Board of Appeals to construct a 12' x 20' storage garage at the rear of the property. Mr. Trevallion also noted that he has been and will continue to enforce the issue of illegal signage posted throughout town.

3. Miscellaneous Information

The Board briefly reviewed the following miscellaneous information:

- A. Petitioned Article to Designate Town Land as Conservation Land – 40V Brainard Road
- B. Memo from Board of Selectmen – Sewer Projects
- C. PVPC Regional Reporter

4. Appointment – Tom Leary

Conservation Land Proposal – Former Presz Farm, Washington Road

Tom Leary of the Minnechaug Land Trust appeared before the Planning Board to request an endorsement to preserve a number of parcels in town as conservation land. The eight parcels in question are located on the old Presz Farm on Washington Road, are currently owned by three separate individuals and consist of approximately 100 acres. Although the purchase price is not yet definitive, a preliminary figure of \$10,000 per acre was mentioned. Mr. Leary stated that one of the reasons the parcels are so desirable to the Land Trust is that more contiguity with surrounding town property will be created. Mr. Leary also reviewed the benefits of obtaining the property, the potential tax savings for the Town, the long-range plan and the various sources of funding. The Board advised Mr. Leary that they needed to move on to other appointments and advised that they would take this matter under advisement at the end of the meeting.

Later in the evening, the Planning Board resumed discussions surrounding the conservation land proposal. The Board discussed the pros and cons of the proposal, as well as the tax benefits and sources of potential funding. The Board also raised questions pertaining to the adequacy of access to the property, the presence of wetlands and protected habitat and the need for appraisals, surveys and title research to establish value. At this point in time, the Board agreed to remain neutral and to neither oppose nor endorse the project.

5. Appointment – Ryan Keyes

Proposed Miniature Golf Center – 2555 Boston Road

Ryan Keyes of 2555 Boston Road met with the Planning Board to discuss his preliminary plans for an 18-hole miniature golf center on his property. The center is to be named Minnechaug Farm Mini Golf Center, and Mr. Keyes provided a brief history of the property. Mr. Keyes stated the goal is to have a scenic landscaping and serene theme, and it will also be ADA compliant. Proposed seasonal hours of operation will be Monday through Saturday, 10:00 AM to 10:00 PM, and Sunday 11:00 AM to 10:00 PM. Professional solar LED lighting is proposed on 30-foot poles with a 20° tilt, which the Board felt may impose upon abutting residents. Mr. Keyes is hopeful that he will obtain funding in order to open in 1 ½ years. Direct abutter Frank O'Brien, owner of Wilbraham Funeral Home located at 2551 Boston Road, spoke in opposition to the proposal. He states that the noise and traffic that will be created will be detrimental to his business. The Board advised the Proponent that the proposal is a large-scale commercial use that could infringe upon the residents with traffic, lighting and noise, and there is a safety concern for neighborhood children. The Board also advised the Proponent that he should meet with the abutters to discuss his proposal in order to determine their position as well as to implement full cut-off lighting.

6. Appointment – Brad Pinney, Dean Helm, Ed Whitman and David Canegalla

Proposed Building Addition – Wilbraham Country Club, 859 Stony Hill Road

Representatives from the Wilbraham Country Club, located at 859 Stony Hill Road, met with the Planning Board to discuss proposed renovations to the clubhouse, including the enclosure of the front vestibule area and the covering of the seating area to the rear. The Board reviewed the plans presented and felt the modifications would be beneficial to the property. Chairman Stevenson stated that a letter will be written by the Planning Board to the Board of Appeals endorsing the proposal.

7. Appointment – Prescott Watson, Jr. and Troy Hamel

Proposed Firewood Processing Business – 2382 Boston Road

Prescott Watson, Jr., owner of P.A. Watson Excavation, and Troy Hamel, owner of Countryside Auto Body located at 2382 Boston Road, met with the Planning Board to discuss a new use. Mr. Watson would like to lease space from Mr. Hamel at the rear of the property for use as a contractor's yard and to operate a firewood processing facility. The vehicles will be shielded behind Countryside Auto Body and not visible from Boston Road. The wood processing operation would run seasonally from October to December. The Board advised the Proponents that a letter to the Board of Appeals will be written recommending approval for the new use.

8. U.S. Tae Kwon Do Center, 28 Stony Hill Road – Status of Proposed Pool

Planning Director John Pearsall advised the Board that Town Counsel Michael Hassett is continuing to review the language in the easement document for the U.S. Tae Kwon Do Center property located at 28 Stony Hill Road [See minutes of 2/7/07] and will discuss the issue with the Board of Selectmen.

9. Omnipoint Communications, Inc., Waivers of Notice – 2420 Boston Road

Planning Director John Pearsall advised the Planning Board that Simon Brighenti, legal counsel for Omnipoint Communications, Inc., has submitted the waivers of notice required from additional abutters that were omitted from the original notification due to an error in the address listed on the special permit application to construct a cell tower on the property located at 2420 Boston Road [See minutes of 10/25/06]. Mr. Pearsall also advised the Board that the removal bond that was submitted has been returned in order to correct some errors.

10. Proposed Articles – 2007 Annual Town Meeting

Planning Director John Pearsall reviewed the third draft of proposed amendments to the Zoning By-Law with the Planning Board and advised that the corrections are shown in bold print. The Board also reviewed the proposed revision of Section 4.5.2 of the Zoning By-Law regarding Commercial Motor Vehicles in Residential Areas and the specific language anticipated for the warrant. Norman Lachance of 29 Brooklawn Road was again present to speak about this issue as he currently has an appeal filed with the Zoning Board of Appeals. The Board was satisfied with the end result of the third draft and will schedule the public hearing for the proposed zoning amendments for April 11, 2007. The Board then reviewed and agreed to include the PURD open space amendment recommended by the Open Space and Recreation Planning Committee for consideration at the April 11th public hearing.

11. Upcoming Public Hearings

The Board briefly reviewed the following:

- A. Zoning Amendments (April 11, 2007)
- B. Master Sign Plan – Big Y Retail Center, 2031-2033 Boston Road (April 11, 2007)
- C. Layout of Streets for Acceptance as Public Ways (April 23, 2007)
- D. Proposed Outbuilding – Laurie Bongiorno, 1071 Glendale Road (Scheduled for April 25, 2007)

12. Upcoming ZBA Public Hearings (March 22, 2007)

The Board briefly reviewed the following:

A. Wilbraham Country Club, 859 Stony Hill Road – Proposed Addition to Clubhouse

Planning Board member Christopher Leisey will write the letter of recommendation to the Board of Appeals endorsing the proposal.

13. Spring Meeting Schedule

The Board reviewed and agreed to the following spring schedule:

- April 11
- April 25
- May 9

Having no further business, the meeting was adjourned at 9:56 PM. The Board will reconvene at its next scheduled meeting on **April 11, 2007, at 7:00 PM** in the Selectman's Meeting Room at the Wilbraham Town Office Building.

Submitted:

Approved As To Form And Content:

Karen Benoit, Administrative Assistant
Date: _____

Patricia Ross, Clerk
Date: _____